



## Brook Road, Buckhurst Hill

Asking Price £1,200,000 Freehold

- Double fronted detached residence
- Four generous double bedrooms
- Further en-suite, contemporary family bathroom and guest W.C
- Wrap around garden
- Formal lounge and huge kitchen/dining/family room
- Small cul-de-sac of just 14 homes
- Principal suite with dressing area and en-suite bathroom
- In-built wardrobes to all rooms
- Double garage and driveway
- Dedicated home office

*Petty Son & Prestwich are proud to present this striking double-fronted detached home, offering four double bedrooms, three bath/shower rooms and a substantial double garage, set within an exclusive development of just fourteen properties.*

Tucked away towards the rear of this private enclave, this impressive home, built in 2012, delivers just over 2,000 sq. ft. of well-balanced, thoughtfully designed accommodation, plus an additional 490 sq. ft. within the double garage.

Perfectly positioned for those who want greenery without compromising on convenience, the vast open spaces of Epping Forest and the Lee Valley are close by, ideal for weekend walks and outdoor living. Meanwhile, Chingford, Woodford and Loughton provide a great mix of independent cafés, restaurants and everyday amenities. Excellent local schooling is also within easy reach, including St John's C of E Primary School (0.3 miles), alongside Bancroft's, Trinity Catholic High School and Heathcote School & Science College.

The property opens into a wide and welcoming entrance hall, immediately setting a sense of space. To the front, a well-proportioned formal reception room enjoys double doors onto the garden, while a dedicated home office offers a practical work-from-home solution. A guest cloakroom completes the ground floor layout.

To the rear sits the real focal point of the home; a 33'10" open-plan kitchen, dining and family space designed for modern living. With two sets of doors opening onto the wrap-around garden, this room is filled with natural light and offers excellent flexibility for entertaining or relaxed day-to-day family life. The contemporary kitchen is positioned to one end, with a separate utility room keeping appliances and storage neatly out of sight.

Upstairs, a bright landing leads to four spacious double bedrooms, all featuring bespoke full-height fitted wardrobes. A sleek en-suite shower rooms services one double rooms, while the principal suite enjoys a walk-in dressing area and a spacious en-suite with both bath and separate shower. A well-appointed family bathroom, also offering bath and shower, serves the remaining bedrooms.

Outside, the double garage and driveway provide generous parking and storage. The wrap-around garden has been landscaped with a large patio area for entertaining, leading to a lawn bordered by neatly maintained beds, offering privacy and plenty of space for families or summer gatherings.

EPC Rating: C80

Council Tax Band: G

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

**Ground Floor**  
Approx. 90.5 sq. metres (974.3 sq. feet)



**First Floor**  
Approx. 95.5 sq. metres (1027.6 sq. feet)



Total area: approx. 231.5 sq. metres (2492.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cloakroom space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Crown Close